

Carrillo Ranch Homeowners Association

Policy on Permanent Roofline Lighting

Adopted by the Carrillo Ranch Homeowners Association Board of Directors on July 8, 2026.

This policy supplements the Carrillo Ranch HOA Rules and Regulations adopted August 1992 and revised August 2018.

1. Purpose

The purpose of this policy is to establish guidelines for the installation and use of permanent roofline lighting within Carrillo Ranch. These guidelines are intended to:

- Preserve the aesthetic character of the community
- Prevent light intrusion onto neighboring properties
- Reduce unnecessary light pollution
- Ensure the peaceful and harmonious enjoyment of all properties within the HOA

This policy supplements the Carrillo Ranch HOA Rules and Regulations (adopted August 1992, revised August 2018) regarding exterior lighting.

The Association retains the authority to regulate exterior lighting installations in order to preserve the architectural character, aesthetic standards, and residential quality of the Carrillo Ranch community.

2. Relevant Existing HOA Rules

The following provisions are quoted from the Carrillo Ranch HOA Rules and Regulations (adopted August 1992, revised August 2018).

Outdoor Lighting

Any outdoor lighting installed on a lot or dwelling, subsequent to initial lighting installed by the builder, must receive advance approval by the Committee. Permanent lighting sources shall not be directed toward streets, common areas, or neighboring properties.

Lighting

1. Lighting, other than that put in by the builder, must be approved by the Committee. The following outlines the minimum standards for lighting:

2. Lighting shall be shielded such that the light shines primarily on the lot in which it is installed. Lights that create a glare visible from other lots or streets are prohibited.
3. Light fixtures shall not exceed an illumination intensity of more than one (1) foot-candle. This is measured from the closest lot line.

Holiday/Seasonal Decorations and Lighting

Temporary Holiday and seasonal decorations and lighting for the traditional December Holidays are permitted to be installed the weekend before Thanksgiving and must be removed on or before January 15th. All other Holiday and seasonal decorations and/or lighting such as for Memorial Day, the 4th of July, Labor Day, etc., are also permitted, however, these decorations and/or lights cannot be installed more 10-days before the Holiday or seasonal event and must be removed from the Lot no later than 5-days after the Holiday or seasonal event.

3. Definition of Permanent Roofline Lighting

For the purposes of this policy, Permanent Roofline Lighting is defined as:

Low-profile lighting installed along the eaves, fascia, or similar architectural roofline elements of a home that is intended to remain installed year-round.

This includes any lighting system, strip lighting, string lighting, or similar fixtures attached to or mounted along the roofline.

4. Installation Restrictions

Permanent roofline lighting is subject to the following restrictions:

1. Architectural Approval Required
All permanent roofline lighting must receive prior approval from the HOA Architectural Committee before installation.
2. Permitted Installation Locations
Permanent roofline lighting may only be installed on:
 - The front of the home, and
 - A side of the home that faces or borders a street.
3. Prohibited Installation Locations
Permanent roofline lighting may not be installed on:
 - The rear of the home, or
 - Any side of the home that borders a neighboring property.
4. Permanent roofline lighting installed on street-facing portions of a home shall be low-profile, downward-directed, and shielded in a manner that minimizes light spill or glare toward streets, neighboring properties, or common areas. Such installations shall be considered compliant with the Association's existing outdoor lighting rules provided they meet these requirements.

5. Corner and Roofline Limitations

Permanent roofline lighting installed on the front of the home or on a side that faces a street shall not extend or wrap around corners onto rooflines that face neighboring properties or the rear of the home. Lighting must terminate at the architectural corner of the structure where the permitted roofline meets a non-permitted roofline.

6. Lighting shall be installed and configured in a manner that avoids excessive brightness, glare, flashing patterns, or animated lighting effects that may disturb neighboring residents or detract from the residential character of the community.

These restrictions are intended to prevent lighting from spilling onto adjacent lots and to protect neighboring residents from light intrusion.

5. Permitted Use

Permanent roofline lighting systems may only be illuminated for recognized holiday and seasonal periods, consistent with the timelines outlined in the Carrillo Ranch HOA Rules and Regulations.

Permanent roofline lighting must remain off at all other times of the year, even if the system is capable of decorative, architectural, accent, or security lighting modes.

Programming or automation that causes lighting to activate outside permitted holiday periods is considered a violation of this policy.

Permanent roofline lighting shall not be used for architectural accent lighting, security lighting, or any decorative lighting outside the permitted holiday and seasonal periods.

6. Backyard Patio Lighting

Temporary string lighting installed within private rear-yard patios, pergolas, or similar outdoor living spaces is permitted, provided the lighting is not attached along the roofline of the home and does not create excessive glare or light spill onto neighboring properties.

7. Compliance of Existing Installations

This policy was created to provide guidance and clarification on the installation and use of permanent roofline lighting that has recently become available to homeowners. Because there was no previous guidance, the HOA Architectural Committee has not approved any installations prior to the adoption of this policy.

Any permanent roofline lighting installed prior to the adoption date of this policy has not been approved by the Architectural Committee, and therefore must:

- Be reviewed by the HOA for compliance with this policy

- Be modified or removed if determined to be non-compliant

Existing installations that do not comply with this policy shall be brought into compliance within 90 days of the policy adoption date, unless an extension is granted by the Architectural Committee.

8. Enforcement

Violations of this policy may result in the following actions:

1. Written notice of violation from the HOA
2. A reasonable period to correct the violation
3. Fines, removal requirements, or other enforcement measures as permitted under the HOA governing documents

9. Board Authority

The Board of Directors and/or Architectural Committee retains the authority to interpret, administer, and enforce this policy. The Board may adopt additional guidelines or clarifications as necessary to carry out the intent of this policy.

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